



KIVELLS

Treburgie Water Farmhouse

Nr. Dobwalls, Liskeard, Cornwall, PL14 4NB



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Freehold £375,000

7-8 Baytree Hill
Liskeard
Cornwall
PL14 4BE
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- **An attractive detached character property in a rural setting**
- **Spacious three bedroom accommodation with additional ground floor guest suite & bathroom**
- **Two reception rooms, spacious kitchen and open plan dining room**
- **Office, utility room front and rear porch and separate W.C.**
- **Stunning landscaped gardens and outbuildings amounting to approximately 1 acre**
- **A detached barn with potential for conversion subject to planning consents**



SITUATION

Treburgie Water Farmhouse is located in a rural setting at the end of a no-through lane a short distance from the village of Dobwalls. Dobwalls offers the usual facilities including primary school, public house and village shop / post office, etc.

The market town of Liskeard (approximately 4 miles) offers a much wider range of shopping, educational and recreational facilities. Liskeard is a thriving market town which is known as the administrative centre of South East Cornwall and offers an excellent range of shopping, educational, recreational facilities including a sports centre with heated indoor swimming pool, squash and tennis courts. There is a mainline railway station with branch lines to the fishing town of Looe and the city of Plymouth which is the principal retail centre to west of Exeter which is approximately 20 miles distant from the Tamar Bridge.

DESCRIPTION

An attractive detached character property quietly located in a rural setting a short distance from the popular village of Dobwalls. The splendid property occupies a generous plot of approximately 1 acre of stunning landscaped gardens with additional outbuildings.

The accommodation is versatile with three bedrooms on the first floor and an additional guest suite on the ground floor with separate bathroom. There are two reception rooms, spacious kitchen and open plan dining room, utility room, front and rear porch and separate W.C. There is a large driveway with ample off road parking and space for caravan/boat storage. Within the grounds there is a two storey detached barn which is currently used for storage, but has great potential for conversion, subject to the necessary planning consents.

Internal inspection of this property is absolutely necessary to fully appreciate the accommodation on offer and this private rural setting.

ACCOMMODATION

Entrance via uPVC double glazed door to:-

ENTRANCE PORCH

uPVC double glazed windows overlooking the front gardens, ceramic tiled flooring and main entrance door into:-

ENTRANCE HALLWAY

Stairs rising to the first floor and door to:-

LIVING ROOM

Ornate fireplace with wooden fire surround having a slate hearth, radiator, uPVC double glazed window to the front elevation, beamed ceiling and T.V. point.

RECEPTION ROOM

Attractive fireplace with exposed granite lintel and cloam oven inset with a wood burner on a slate hearth. Wall lights, beamed ceiling, original glass fronted storage units to recess, radiator, telephone point and uPVC double glazed window to the front elevation. Under stair storage cupboard with light.

KITCHEN / DINING ROOM

The kitchen area has a range of bespoke cream fitted kitchen units with granite effect work surfaces, matching drawers and glass fronted wall units. Double Belfast sink with mixer tap, fitted book shelf, space for large Range cooker with built-in overhead extractor unit, space for free standing fridge, beamed ceiling, radiator and attractive flagstone slate flooring. uPVC double glazed window to the rear. The dining area has a fireplace recess, beamed ceiling, radiator and two uPVC double glazed windows to the rear.

INNER HALLWAY

Larder cupboard with storage shelves and light.

REAR PORCH

uPVC double glazed door leading to the gardens. Loft hatch and archway into:-

UTILITY ROOM

uPVC double glazed window to the rear elevation, fitted work surfaces and base units, single stainless steel sink and drainer. Freestanding oil fired central heating boiler, space for freestanding fridge / freezer, plumbing for automatic washing machine and space for tumble drier.

SEPARATE W.C.

Low level W.C., obscure uPVC double glazed window to the rear and hand wash basin.

GROUND FLOOR GUEST SUITE

uPVC double glazed window to the side elevation, radiator and door to:-

EN-SUITE BATHROOM

Panel bath and tiled surround, pedestal hand wash basin, radiator and obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING AREA

Velux window to the rear, radiator and doors off.

MASTER SUITE

uPVC double glazed window to the front elevation, radiator, built-in storage cupboard with shelving, T.V. point and door to:-

EN-SUITE

Panelled bath with shower attachment, pedestal hand wash basin, corner shower cubicle with electric shower, partially tiled walls, radiator and uPVC double glazed window to the front.

BEDROOM

uPVC double glazed window to the front elevation, radiator, loft hatch and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM (height restricted)

Currently used as a dressing room with a Velux window and radiator.

STORE ROOM

Velux window.

OUTSIDE

The gardens are a huge feature to the property and amount to approximately an acre of stunning landscaped gardens which have been carefully tended to by the current owners over the years.

The property is approached by a large driveway and turning space with parking for several vehicles, caravan / boat storage. The front gardens are enclosed by stone wall with a lawn and mature shrubs with a central pathway leading to the main entrance.

The rear gardens mainly consist of raised gravel beds and an abundance of mature colourful shrubs including Azalea, Camellia, Rhododendron and Heathers. A **Greenhouse** and an enclosed vegetable garden can be found.

The side garden is mostly gravelled with shrubs and a central water feature and pond. There is a pergola with paved patio area ideal for outside dining. The remainder of the gardens consist of attractive lawns with various mature and specimen trees and a wildlife pond.

There is an enclosed area to the far corner which is suitable for housing Chicken's with various timber **Chicken Houses** in situ. The gardens offer a great degree of privacy and seclusion.

OUTBUILDINGS

DETACHED GARAGE / WORKSHOP

Corrugated iron with part stone walls and double opening doors.

DETACHED BARN

Stone and timber construction under a slate roof with granite pillars on concrete flooring. The ground floor is currently used for storage. Steps leading to the first floor which is divided into two rooms with power and lighting and Velux window. The current vendors use as a workshop / store room with great potential for conversion, subject to the necessary planning consents.

TOOL SHED

Located to the side of the property.

LOG STORE

Covered log store located to the front of the property.

SERVICES

Mains services connected with a natural Spring.

COUNCIL TAX BAND C

EE RATING D

DIRECTIONS

From Kivells Liskeard office proceed out of town on Dean Street, B3254 and continue ahead onto New Road, B3254 signposted A38 Bodmin. Continue along New Road out of Liskeard and join the A38. Proceed along the A38 to Twelwwoods roundabout and take the second exit onto the A390 / St. Austell road. Continue along this road and after a short distance turn right and then immediately right again. Treburgie Water Farmhouse can be found at the very bottom of this 'no through' road.

VIEWINGS

Please ring **01579 345543** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

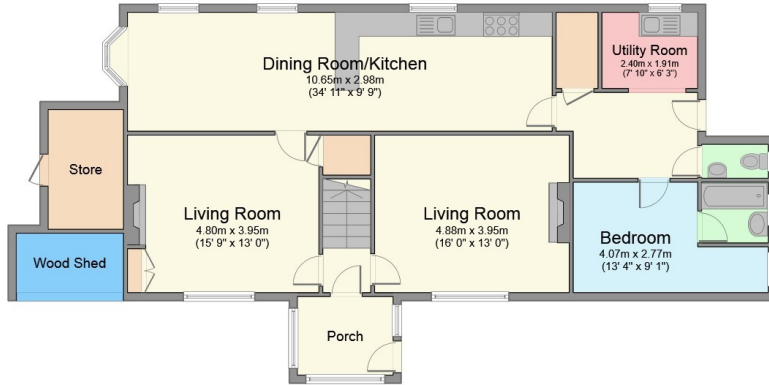
Ref: **LI0005549**



Floor Plan (for identification purposes only, not to scale)

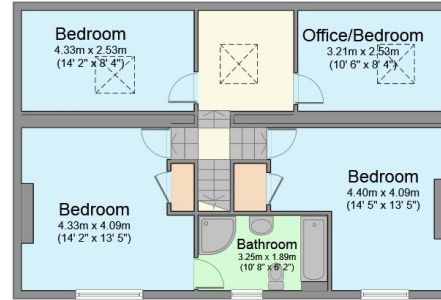
Treburgie Water Farmhouse

Total floor area 216.0 sq. m. (2,325 sq. ft.) approx



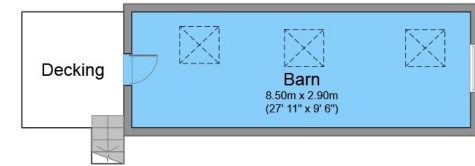
Ground Floor

Floor area 117.0 sq. m. (1,259 sq. ft.) approx



First Floor

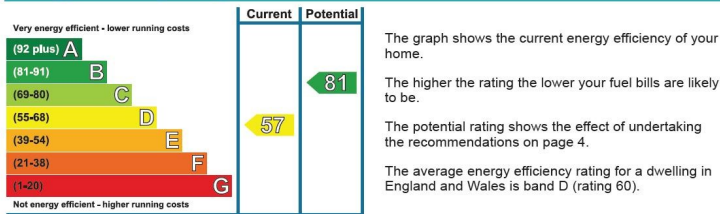
Floor area 74.0 sq. m. (797 sq. ft.) approx



Barn

Floor area 25.0 sq. m. (269 sq. ft.) approx

Energy Efficiency Rating

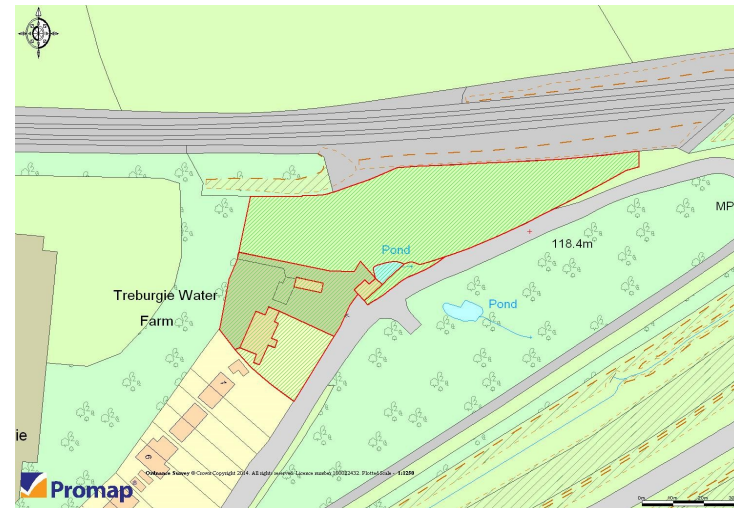


Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 1,377 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £ 327 | ✓ |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 210 | ✓ |

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



BRANCHES AT:

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 Holsworthy 01409 253888 Launceston 01566 777777 Liskeard 01579 345543
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